

778913

STATE OF LOUISIANA

PARISH OF ST. LANDRY

CASH SALE

BE IT KNOWN that on the 8th day of the month of April, in the year of Our Lord, One Thousand, Nine Hundred and Eighty-Six, before me, the undersigned authority, a Notary Public, duly commissioned and qualified and sworn, in and the Parish and State above written and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

W. SIMMONS SANDOZ, a person of full age of majority and a resident of Opelousas, St. Landry Parish, Louisiana, and whose mailing address is P. O. Drawer 900, Opelousas, Louisiana, appearing herein as Trustee of the estate of DELTA SERVICES INDUSTRIES, United States Bankruptcy Court for the Western District of Louisiana, case no. 84-4584,

who declared that for, and in consideration of the sum and price hereinafter set forth he does by these presents, grant, bargain, sell, convey, transfer assign and set over with subrogation to all his rights and actions of warranty against all previous owners unto DEAR BOATS, INC., a Louisiana Corporation domiciled in Braithwaite, Louisiana, and having a mailing address of Rt. 1, Box 216, Braithwaite, Louisiana 70040,

here present and accepting for itself, its heirs and assigns, acknowledges delivery and possession thereof, the following described property, to wit:

A tract of land located in Sections 12, 42, 101 & 104, T-17-S, R-17-E, Terrebonne Parish, Louisiana, and described as follows:

COMMENCING at conventional northwest corner of Section 12, T-17-S, R-17-E; thence S81°57'14"E on and along the section line common to Section 12 and 101, T-17-S, R-17-E, and the southerly lot line of Lot F of the Subdivision of Lot 198 of Crescent Plantation Subdivision by Joseph Villavaso, dated April 1925, for a distance of 424.82 feet to a point on the southerly right-of-way line of Industrial Boulevard (Terrebonne Parish Road No. 18);

THENCE, on and along the southerly right-of-way line of said Industrial Boulevard on an arc to the left having a central angle of 20°56'53", a radius of 1,115.68 feet, and a distance of 407.90 feet to a point;

THENCE S1°01'44"W a distance of 130.11 feet to an intersection with the westerly projection of the average centerline of an existing fence;

THENCE, S88°59'46"E on and along said average centerline of existing fence and projection thereof a distance of 1,190.43 feet to its intersection with the average centerline of an existing drainage ditch;

THENCE, N1°10'00"E on and along said average centerline of existing drainage ditch a distance of 128.01 feet to its intersection with the southerly right-of-way line of said Industrial Boulevard;

THENCE, S82°00'00"E on and along said southerly right-of-way line of said Industrial Boulevard a distance of 65.46 feet to its intersection with the westerly property line of Placid Oil Company;

THENCE, S1°10'00"W on and along said westerly property line a distance of 1,585.00 feet to a point;

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& SCHIFF
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137 West Landry Street
OPELOUSAS, LA. 70571-0900

THENCE, N88°50'00"W on and along Placid Oil Company's northerly property line a distance of 566.17 feet to a point;

THENCE, S1°10'00"W on and along Placid Oil Company and Pennrod Drilling Company's westerly property line a distance of 1,441.64 feet to a point;

THENCE, N89°29'27"W a distance of 997.85 feet to a point, said point being on the northeasterly bankline of Bayou LaCarpe;

THENCE, N31°27'33"W on and along said northeasterly bankline a distance of 115.81 feet to a point;

THENCE, N26°02'03"W on and along said northeasterly bankline a distance of 238.30 feet to a point;

THENCE, N27°12'39"W on and along said northeasterly bankline a distance of 134.06 feet to a point;

THENCE, N29°47'19"W on and along said northeasterly bankline of Bayou LaCarpe a distance of 79.21 feet to a point, said point being on the southwesterly edge of an existing bulkhead;

THENCE, N27°17'13"W on and along said southwesterly edge of bulkhead a distance of 206.42 feet to a point;

THENCE N8°37'15"W on and along said southwesterly edge of bulkhead a distance of 521.96 feet to a point;

THENCE, N4°56'31"W on and along said southwesterly edge of bulkhead a distance of 17.76 feet to a point, said point being on the southerly lot line of Lot "A" of the Subdivision of Lot 198 of Crescent Plantation by Joseph Villavaso, dated April 1925, said point also being on the Section line common to Sections 47 and 104, T-17-S, R-17-E;

THENCE, N72°16'47"E on and along said southerly lot line and section line a distance of 350.96 feet to a point, said point being at the southeast corner of said Lot "A" and the section-corner common to Sections 12, 47 and 104, T-17-S, R-17-E;

THENCE, N8°29'12"W on and along the easterly line of said Lot "A" and the section line common to Sections 12 and 104, T-17-S, R-17-E, a distance of 601.89 feet to a point, said point being at the corner common to Lot "A" and Lot "B" of the said Subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, N89°42'12"W on and along the Lot line common to Lot "A" and Lot "B" and the projection thereof a distance of 103.08 feet to its intersection with the southwesterly projections of the average northeasterly bankline of Bayou LaCarpe;

THENCE N2°31'54"E on and along the average projection of the northeasterly bankline of Bayou LaCarpe a distance of 133.31 feet to a point;

THENCE, N24°49'13"W on and along said southwesterly edge of an existing bulkhead a distance of 192.05 feet to a point, said point being on the lot line common to Lots "B" and "C" of said subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, N84°06'18"E along the lot line common to said lots "B" and "C" a distance of 110.51 feet to a point being on the section line common to Sections 12 and 104, T-17-S, R-17-E;

THENCE, N8°29'12"W on and along said common section line a distance of 962.56 feet to a point, said point being at the corner common to lot "C" and lot "D" of said Subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, S52°30'41"W on and along the lot line common to lot "C" and lot "D" a distance of 682.15 feet to its intersection with the southwesterly edge of an existing bulkhead;

THENCE, N47°09'10"W on and along said southwesterly edge of existing bulkhead a distance of 47.34 feet to a point;

THENCE, 45°14'03"W on and along said southwesterly edge of existing bulkhead a distance of 162.74 feet to a point;

THENCE, N45°41'22"W on and along said southwesterly edge of bulkhead a distance of 2.32 feet to a point; said point being on the lot line common to lot "D" and lot "E" of said Subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, N53°31'31"E on and along the lot line common to lot "D" and lot "E" of said Subdivision of Lot 198 of Crescent Plantation Subdivision a distance of 820.98 feet to a point, said point being the point of beginning and containing an area of 110.2759 acres, more or less.

The above described Tract is more fully shown on a plat prepared by T. Baker Smith & Son, Inc., titled "Chromalloy American Corporation, Chromalloy Natural Resources Division, Survey of Property in Sections 12, 47, 101 and 104, T-17-S, R-17-E, Terrebonne Parish, Louisiana", dated July 16, 1980, revised July 24, 1980.

LESS AND EXCEPT:

A certain tract of land situated in the Parish of Terrebonne, State of Louisiana, located in Section 12, T-17S-R17E, and being more particularly described on a map made by Douglass S. Talbot, E.L.S., dated June 15, 1981, the latest revision being July 13, 1981, and being more particularly described as follows:

Commencing at the conventional property corner marking Sections 12 and 101, said corner being northwest corner of Section 12, T-17S-R17E, Terrebonne Parish, marked "x" on above described plat; thence S 27°35'56" E a distance of 2,206.40 feet to point "A", said point of beginning;

Thence S 88°33'37" E a distance of 301.26 feet to point "B",

Thence S01°22'19" W a distance of 601.11 feet to point "C",

Thence W 88°13'17" W a distance of 301.57 feet to point "D",

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538

Thence N 01°26'23" E a distance of 601.11 feet to point "A", the point of beginning.

Said property containing 4.17 acres and being bounded on the north, south, east and west by property belonging to Delta Services Industries, together with bulkheading, mooring dolphins, oxygen, propane, compressed air, water and electrical service lines, and all improvements thereon, and property functionally related and subordinate to said property.

Together with all buildings and improvements thereon and all rights, ways, servitudes and privileges thereunto belonging or in anywise appertaining, including all ownership rights and privileges to the buildings constructed and/or owned located on adjacent leased properties and specifically including that building on the leased property known as the Ellender property shown as Lot A on the plat to the extent that these rights are enjoyed by the vendor.

This sale is made and accepted for and in consideration of the price and sum of ONE MILLION THREE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED SEVEN AND 50/100 (\$1,336,407.50) DOLLARS, cash paid in hand, the receipt whereof is hereby acknowledged and the full acquittance and discharge granted therefor.

Pursuant to LSA-R.S. 35:118, the parties hereto declare that the property herein conveyed is not the family home of vendor or vendee.

Contracting parties dispense me, Notary, from the production of the tax receipts and the Certificate of Mortgage required by law.

DONE AND PASSED at Opelousas, St. Landry, Louisiana on the day, month and year aforesaid in the presence of the witnesses cited below who have signed with the appears and me, Notary, after reading the whole.

WITNESSES:

[Signature]
M. V. L.

[Signature]

[Signature]
NOTARY PUBLIC

[Signature]
W. Simmons Sandoz, Trustee

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& SCHIFF
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OPELOUSAS, LA. 70571-0900

538

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF LOUISIANA

IN THE MATTER OF

NUMBER

DELTA SERVICES INDUSTRIES, d/b/a
DELTA FABRICATION,
DELTA CONSTRUCTION,
DELTA STEEL SALES,
DELTA SAFETY & SUPPLY
DELTA FIRE SYSTEMS,
DELTA SHIPYARD, and
HELDENBRAND

84-01992K

DEBTOR

CHAPTER 7

ORDER CONVERTING PROCEEDING FROM
CHAPTER 11 to CHAPTER 7
AND APPOINTING INTERIM TRUSTEE

Considering the foregoing motion of the debtor herein,

IT IS ORDERED that the voluntary Petition for Relief
filed under Chapter 11 of the Bankruptcy Code on September 21,
1984 by DELTA SERVICES INDUSTRIES be and it hereby is CONVERTED
to Liquidation under Chapter 7 of the Bankruptcy Code.

IT IS FURTHER ORDERED that DELTA SERVICES INDUSTRIES,
through its proper officer(s), file a list of all obligations
incurred during the Chapter 11 proceeding which remain unpaid.
Said list is to include each creditor's full name, complete mailing
address and the amount owing and is to be filed with this Court no
later than NOVEMBER 30, 1984.

IT IS FURTHER ORDERED that DELTA SERVICES INDUSTRIES,
through its proper officer(s), file with this Court no later than
NOVEMBER 30, 1984 a financial statement showing its operations

540

during the Chapter 11 proceeding. Said financial statement is to include a balance sheet and profit and loss statement with a list of all assets.

IT IS FURTHER ORDERED that W. SIMMONS SANDOZ of 137 West Landry Street, P. O. Drawer 900, Opelousas, Louisiana 70570 be and he hereby is appointed INTERIM TRUSTEE with a \$25,000.00 Surety Bond.

New Orleans, Louisiana, October 29, 1984.


T. H. KINGSMILL, JR.
BANKRUPTCY JUDGE

Delta Services Industries
c/o Leon Toups, President
P. O. Box 101
Houma, LA 70361

Peter J. Butler &
Aubrey Hirsch, Jr.
Co-counsel for Debtor
712 American Bank Building
New Orleans, LA 70130

Ronald J. Hof &
Merrill T. Landwehr
Co-counsel for Debtor
821 Gravier Street, Suite 1100
New Orleans, LA 70427

W. Simmons Sandoz
Interim Trustee
P. O. Drawer 900
137 West Landry Street
Opelousas, LA 70570

S. J. Beaulieu
Chief Deputy Clerk

10/29/84 - gmn

540

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF LOUISIANA

IN RE:

DELTA SERVICES INDUSTRIES
Tax I.D. #72-0894012
a/k/a DELTA FABRICATION
DELTA CONSTRUCTION
DELTA STEEL SALES
DELTA SAFETY & SUPPLY
DELTA FIRE SYSTEMS
DELTA SHIPYARD and
HELDENBRAND

CASE NO. 84-01992

Debtors

ORDER

On considering the foregoing Motion to Ratify Sale and Cancel Liens in and to the following described property, to wit:

A tract of land located in Sections 12, 47, 101 & 104, T-17-S, R-17-E, Terrebonne Parish, Louisiana, and described as follows:

COMMENCING at conventional northwest corner of Section 12, T-17-S, R-17-E; thence S81°57'12"E on and along the section line common to Section 12 and 101, T-17-S, R-17-E, and the southerly lot line of Lot E of the Subdivision of Lot 198 of Crescent Plantation Subdivision by Joseph Villavaso, dated April 1925, for a distance of 424.82 feet to a point on the southerly right-of-way line of Industrial Boulevard (Terrebonne Parish Road No. 18);

THENCE, on and along the southerly right-of-way line of said Industrial Boulevard on an arc to the left having a central angle of 20°56'53", a radius of 1,115.68 feet, and a distance of 407.90 feet to a point;

THENCE S1°01'44"W a distance of 480.22 feet to an intersection with the westerly projection of the average centerline of an existing fence;

542

THENCE, S88°59'46"E on and along said average centerline of existing fence and projection thereof a distance of 1,190.43 feet to its intersection with the average centerline of an existing drainage ditch;

THENCE, N1°10'00"E on and along said average centerline of existing drainage ditch a distance of 328.01 feet to its intersection with the southerly right-of-way line of said Industrial Boulevard;

THENCE, S82°00'00"E on and along said southerly right-of-way line of said Industrial Boulevard a distance of 65.46 feet to its intersection with the westerly property line of Placid Oil Company;

THENCE, S1°10'00"W on and along said westerly property line a distance of 1,585.00 feet to a point;

THENCE, N88°50'00"W on and along Placid Oil Company's northerly property line a distance of 566.17 feet to a point;

THENCE, S1°10'00"W on and along Placid Oil Company and Penrod Drilling Company's westerly property line a distance of 1,441.64 feet to a point;

THENCE, N89°29'27"W a distance of 997.85 feet to a point, said point being on the northeasterly bankline of Bayou LaCarpe;

THENCE, N31°27'33"W on and along said northeasterly bankline a distance of 115.81 feet to a point;

THENCE, N26°02'03"W on and along said northeasterly bankline a distance of 238.30 feet to a point;

THENCE, N27°12'39"W on and along said northeasterly bankline a distance of 134.06 feet to a point;

THENCE, N29°47'19"W on and along said northeasterly bankline of Bayou LaCarpe a distance of 79.21 feet to a point, said point being on the southwesterly edge of an existing bulkhead;

THENCE, N27°17'13"W on and along said southwesterly edge of bulkhead a distance of 206.42 feet to a point;

542

THENCE N8°37'15"W on and along said southwesterly edge of bulkhead a distance of 521.96 feet to a point;

THENCE, N4°56'31"W on and along said southwesterly edge of bulkhead a distance of 17.76 feet to a point, said point being on the southerly lot line of Lot "A" of the Subdivision of Lot 198 of Crescent Plantation by Joseph Villavaso, dated April 1925, said point also being on the Section line common to Sections 47 and 104, T-17-S, R-17-E;

THENCE, N72°16'47"E on and along said southerly lot line and section line a distance of 350.96 feet to a point, said point being at the southeast corner of said Lot "A" and the section-corner common to Sections 12, 47 and 104, T-17-S, R-17-E;

THENCE, N8°29'12"W on and along the easterly line of said Lot "A" and the section line common to Sections 12 and 104, T-17-S, R-17-E, a distance of 601.89 feet to a point, said point being at the corner common to Lot "A" and Lot "B" of the said Subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, N89°42'12"W on and along the lot line common to Lot "A" and Lot "B" and the projection thereof a distance of 103.08 feet to its intersection with the southwesterly projections of the average northeasterly bankline of Bayou LaCarpe;

THENCE N2°31'54"E on and along the average projection of the northeasterly bankline of Bayou LaCarpe a distance of 133.31 feet to a point;

THENCE, N24°49'13"W on and along said southwesterly edge of an existing bulkhead a distance of 192.05 feet to a point, said point being on the lot line common to Lots "B" and "C" of said subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, N84°06'18"E along the lot line common to said Lots "B" and "C" a distance of 130.53 feet to a point being on the section line common to Sections 12 and 104, T-17-S, R-17-E;

THENCE, N8°29'12"W on and along said common section line a distance of 962.56 feet to a point, said point being at the corner common to Lot "C" and Lot "D" of said Subdivision of Lot 198 of Crescent Plantation Subdivision;

544

THENCE, S52°30'41"W on and along the lot line common to Lot "C" and Lot "D" a distance of 682.15 feet to its intersection with the southwesterly edge of an existing bulkhead;

THENCE, N47°09'10"W on and along said southwesterly edge of existing bulkhead a distance of 47.34 feet to a point;

THENCE, 45°14'03"W on and along said southwesterly edge of existing bulkhead a distance of 162.74 feet to a point;

THENCE, N45°41'22"W on and along said southwesterly edge of bulkhead a distance of 2.32 feet to a point; said point being on the lot line common to Lot "D" and Lot "E" of said Subdivision of Lot 198 of Crescent Plantation Subdivision;

THENCE, N53°31'31"E on and along the lot line common to Lot "D" and Lot "E" of said Subdivision of Lot 198 of Crescent Plantation Subdivision a distance of 820.98 feet to a point, said point being the point of beginning and containing an area of 110.2759 acres, more or less.

The above described Tract is more fully shown on a plat prepared by T. Baker Smith & Son, Inc., titled "Chromalloy American Corporation, Chromalloy Natural Resources Division, Survey of Property in Sections 12, 47, 101 and 104, T-17-S, R-17-E, Terrebonne Parish, Louisiana", dated July 16, 1980, revised July 24, 1980.

LESS AND EXCEPT:

A certain tract of land situated in the Parish of Terrebonne, State of Louisiana, located in Section 12, T-17S-R17E, and being more particularly described on a map made by Douglass S. Talbot, R.L.S., dated June 15, 1981, the latest revision being July 13, 1981, and being more particularly described as follows:

Commencing at the conventional property corner marking Sections 12 and 101, said corner being northwest corner of Section 12, T-17S-R17E, Terrebonne Parish, marked "z" on above described plat; thence S 27°35'56" E a distance of 2,206.40 feet to point "A", said point of beginning;

Thence S 88°33'37" E a distance of 301.86 feet to point "B",

544

Thence S01°22'19" W a distance of 601.11 feet to point "C".

Thence N 88°33'37" W a distance of 302.57 feet to point "D".

Thence N 01°26'23" E a distance of 601.11 feet to point "A", the point of beginning.

Said property containing 4.17 acres and being bounded on the north, south, east and west by property belonging to Delta Services Industries, together with bulkheading, mooring dolphins, oxygen, propane, compressed air, water and electrical service lines, and all improvements thereon, and property functionally related and subordinate to said property.

Together with all buildings and improvements thereon and all rights, ways, servitudes and privileges thereunto belonging or in anywise appertaining, including all ownership rights and privileges to the buildings constructed and/or owned located on adjacent leased properties and specifically including that building on the leased property known as the Ellender property shown as Lot A on the plat to the extent that these rights are enjoyed by the vendor.

and the same appearing proper in the premises,

IT IS ORDERED that sale of foregoing described property by W. SIMMONS SANDOZ, Trustee herein, to DEAN BOATS, INC. of Rt. 1, Box 216, Braithwaite, Louisiana 70040, in the amount of ONE MILLION THREE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED SEVEN AND 50/100 (\$1,336,407.50) DOLLARS, be and the same is hereby ratified.

IT IS FURTHER ORDERED that the Clerk of Court and Recorder of Mortgages in the Parish of Terrebonne, State of Louisiana, he and he is hereby authorized and directed to cancel and erase from the records of his office the following liens, mortgages and encumbrances, but ONLY INsofar as they may effect the above described property, to wit:

(1) A Collateral Mortgage in favor of any person, firm or corporation willing to loan same and against Delta Services Industries, Delta Services, Inc. and Granite Capital Corporation in the sum of \$40 million, represented by one certain promissory note dated February 11, 1981, made payable to the order of bearer, due on demand at the Chase Manhattan Bank, (National Association), One Chase Manhattan Plaza, New York, New York 10081, which said note stipulates to bear interest at the rate of twenty (20%) percent per annum from date until paid, payable on demand. Inscribed February 12, 1981, in Mortgage Book 544, Folio 562, Entry No. 645055.

546

(2) A Collateral Mortgage in favor of any person, firm or corporation willing to loan same and against Delta Services Industries, Delta Services, Inc. and Granite Capital Corporation in the sum of \$500,000.00, represented by one certain promissory note dated February 11, 1981, made payable to the order of bearer, due on demand at the Chase Manhattan Bank (National Association), One Chase Manhattan Plaza, New York, New York 10081, which said note stipulates to bear interest at the rate of twenty (20%) percent per annum from date until paid, payable on demand. Inscribed February 12, 1981, in Mortgage Book 544, Folio 655, Entry No. 645057.

(3) A Judicial Mortgage in favor of Nina Nolen and against Kerry Chauvin, Delta Services Industries and Northwest Insurance Company, rendered and signed October 19, 1983, in the matter of "Nina Nolen vs. Kerry Chauvin and Delta Services Industries", versus no. 66856 of the Civil Docket of the 32nd Judicial District Court of the Parish of Terrebonne, Louisiana, in the full and true sum of \$19,177.34, together with the interest from date of judicial demand until paid, and costs as provided therein.

Opelousas, Louisiana, this 8th day of April, 1986.

signed: T. H. Kingmill, Jr.

Judge, U.S. Bankruptcy Court

TRUE COPY

APR 8 1986

FRANK J. KINGMILL, JR.
UNITED STATES BANKRUPTCY COURT
NEW ORLEANS, LA.

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Maury A. Brindley
DEPUTY CLERK

546